



## Coffs Harbour, Shop 2/57 Grafton Street

GLASS FRONT SHOP/OFFICE ADJACENT  
WOOLWORTHS —41m<sup>2</sup>

Shop 2 comprises a high-profile shop or office space fronting Park Ave which accommodates an approximate gross leasable area of 41m<sup>2</sup>.

This prime Coffs Harbour CBD premises is situated directly beside one of the highest turnover Woolworths Supermarkets on a \$/m<sup>2</sup> of turnover basis.

Your business can also enjoy the huge benefits of this fantastic location.

The premises occupies a highly visual position with substantial pedestrian and vehicular traffic flows.

It is currently fitted out as a professional air-conditioned premises and is fully carpeted. Surrounding buildings are used for a variety of purposes including groceries, convenience food, cafes/restaurants, legal and finance offices.

**For Sale**  
\$425,000 + GST

**Building Area**  
41sqm

**Contact**  
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 **LJ Hooker Commercial**

**Coffs Harbour**  
**(02) 6651 6711**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

This prime CBD retail opportunity includes the following features:

- Prime CBD location opposite Woolworths
- Extra wide glass shopfront
- Prime retail/professional position
- High profile neighbouring retailers
- Busy pedestrian and vehicular traffic flows
- Existing air-conditioned office/retail fit out
- Close to Woolworths car park plus ample kerbside parking
- NBN available

The asking price is \$425,000 excluding gst.

For all further details please contact Exclusive Marketing Agents LJ Hooker Commercial.

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LJ Hooker Commercial Coffs Harbour office (02) 6651 6711 [coffsharbour@ljhc.com.au](mailto:coffsharbour@ljhc.com.au)

The leading specialist commercial agency servicing The Coffs Coast.

## More About this Property

<b>Property ID</b>	MJTGVG
<b>Property Type</b>	Retail
<b>Building Area</b>	41 m <sup>2</sup>

### Troy Mitchell 0417 695 915

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